

Ribble Valley Borough Council  
Housing & Development Control

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Your ref: 3/2022/0890  
Our ref: D3.2022.0890  
Date: 14<sup>th</sup> October 2022

FAO Sarah Heppell

Dear Sir/Madam

Application no: **3/2022/0890**

Address: **38 Hawthorne Place Clitheroe BB7 2HU**

Proposal: **Proposed conversion of garage space to office, rear single-storey extension and alterations.**

The Local Highway Authority have viewed the plans and highway related documents and have the following comments to make:

### **Summary**

#### **No objection**

Lancashire County Council acting as the Local Highway Authority does not raise an objection regarding the proposed development and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site.

### **Advice to Local Planning Authority**

The Local Highway Authority (LHA) are in receipt of an application for the proposed conversion of a garage to an office and rear single- storey extension at 38 Hawthorne Place, Clitheroe.

The LHA are aware that the dwelling will continue to be accessed off Hawthorne Place which is an unclassified road subject to a 30mph speed limit.

The LHA have reviewed the supporting documents and understands that while no documents have been submitted which shows how many bedrooms the dwelling has and how many car parking spaces the driveway can provide, the LHA have no objection to the proposal.

#### **Lancashire County Council**

Phil Durnell  
Director of Highways and Transport  
PO Box 100, County Hall, Preston, PR1 0LD



This is because the LHA have reviewed the site using Google Streetview and are aware that 3 cars are parked on the driveway. This complies with the LHAs maximum parking guidance as defined in the Joint Lancashire Structure Plan for a 4-bed dwelling and so the LHA have no objection to the proposal.

Yours faithfully

Ryan Derbyshire  
Assistant Engineer  
Highway Development Control  
Highways and Transport  
Lancashire County Council

